



NIAGARA REGIONAL HOUSING

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Minutes

NIAGARA REGIONAL HOUSING Board of Directors Meeting

#113 – 2012

NRH Board Room
Campbell East, 3rd Floor
2201 St. David's Road
Thorold, ON

Friday, June 29, 2012 – 9:00 A.M.

Attendees

Directors/

Members: D'Angela (Chair, Acting), C. Jolliffe, B. Baker, S. Cordiner, K. Blackley, B. Hannah, J. Osczytko, P. O'Neill, T. Rigby, G. Marshall, D. Barrick till 1100 A.M., A. King till 11:00 A.M., R. Katzman till 10:10 A.M.,

Regrets: K. Murray,

NRH Staff: L. Beckwith, M. Fearnside. P. Silta

Regional Staff: K. Chislett, Commissioner Community Services till 11:00 A.M.

A quorum being present, the meeting was called to order at 9:05 A.M.

1. Adoption of Agenda/Declaration of Conflict

*Moved by T. Rigby
Seconded by B. Hannah*

That the agenda be adopted with the reorder of items 4 and 5 and the addition of item 3.6 – 2012 Ontario Budget and Item 5.2 Benefit Changes.

CARRIED

Members/Directors:

Karen **Murray**, Chair
Public-at-large,
St. Catharines

Henry **D'Angela**, Vice-Chair
Councillor, Thorold

Betty Ann **Baker**, Secretary
Stakeholder, Welland

Catherine **Jolliffe**, Treasurer
Stakeholder, Welland

David **Barrick**
Councillor, Port Colborne

Karen **Blackley**
Stakeholder, Thorold

Shirley, **Cordiner**
Public-at-Large, Fort Erie

Barbara **Hannah**
Tenant, Niagara Falls

Ronna **Katzman**
Councillor, St. Catharines

Alan **King**
Stakeholder, Welland

George **Marshall**
Councillor, Welland

Patrick **O'Neill**
Stakeholder,
Niagara-on-the-Lake

John **Osczytko**
Public-at-Large, Welland

Tim **Rigby**
Councillor, St. Catharines

No conflicts were declared.

2. Approval of Minutes May 25, 2012 Meeting

Moved by P. O'Neill

Seconded by J. Osczytko

That the minutes of the May 25, 2012 meeting be adopted.

CARRIED

2.1. Business Arising

Fitch Street Update

The Fitch Street project has been approved by Regional Council. The capital project budget was approved by Corporate Services and will be going to Regional Council for approval on July 5, 2012.

3. New Business

3.1. **Bill 140 – *Housing Services Act* - Local Rules: Housing Provider Conflict of Interest, Property Management, and Multi-Year Financial Plans - Report 12-113-3.1.**

Board Directors received a report seeking approval of three (3) local rules established in accordance with the schedule of local rules outlined in Report #12-108-3.5 previously approved.

Moved by G. Marshall

Seconded by C. Jolliffe

That Niagara Regional Housing Board approves three (3) local rules related to Housing Provider Conflict of Interest, Property Management, and Multi-Year Financial Plans under the Housing Services Act (HSA), as recommended by staff in Report 12-113-3.1.

CARRIED

3.2. **Bed Bugs in Niagara Regional Housing Communities – Report 12-113-3.2.**

Received report providing policy, procedures and statistics to address the issue of bed bugs on NRH properties. Information sessions on bed bug awareness were held in many NRH apartment buildings in partnership with Niagara Region Public Health. The process of 360 unit inspections has also been implemented.

Staff noted that as a result of tenant education and unit inspections, bed bugs are being detected earlier which slows down the spreading to other units, which in turn should reduce future costs.

NRH will be hosting a presentation on “bed bug detection” which Board Directors are welcome to attend. Staff will advise of the date.

*Moved by G. Marshall
Seconded by T. Rigby*

That Niagara Regional Housing Board receives this report for information, and approves the removal of this item from the Action List.

CARRIED

3.3. 2012 Business Plan Update - Report 12-113-3.3.

Staff gave an update on each of the activities under the 2012 Business Plan.

*Moved by A. King
Seconded by S. Cordiner*

That the Niagara Regional Housing Board approves the updated 2012 Business Plan and directs that it be forwarded to Public Health and Social Services Committee for approval.

CARRIED

3.4. Board and Director Performance – Report 12-113-3.4.

The Board provided direction on what performance measures should be used to assess Director and Board performance.

*Moved by S. Cordiner
Seconded by T. Rigby*

That the Board approves the following measures to determine Director and Board performance:

- ***Retain the current criteria of attendance and participation.***
- ***Attendance be reported based on the previous calendar year.***
- ***There should not be a minimum number of meetings attended per year.***
- ***No weighting should be applied for attendance on committees.***
- ***The Board should receive an annual list of decisions made in the previous year***
- ***The Board should be surveyed every two years***

CARRIED

3.5. Procedural Guidelines – Report 12-113-3.5.

The Board received the report outlining the results of staff comparison of the NRH Procedural Guidelines with the recently updated Niagara Region Procedural By-law #120-2010.

It was noted that Regional Council is currently advertising for a new Regional Clerk and that the procedures may change again.

*Moved by G. Marshall
Seconded by P. O'Neill*

That Niagara Regional Housing Board of Directors maintain status quo and that this item be brought forward again early next year.

CARRIED

Action by: L. Beckwith

3.6 2012 Ontario Budget

The Board received a copy of Report COM 15-2012, which outlines the implications of 2012 Ontario Budget on services provided by the Community Services Department.

The budget proposes changes that will affect recipients of the Ontario Works and Ontario Disability Support Programs. K. Chislett summarized the potential implications on services provided by the Community Services Department.

Community Services will be preparing a report to Public Health and Social Services on the financial impacts of the Ontario Budget. K. Chislett to consult with L. Beckwith for input on levy implications.

R. Katzman left the meeting at 10:10 A.M.

4. General Manager's Report

4.1. Financial Statement as at May 31, 2012 – Report 12-113-5.1.

*Moved by T. Rigby
Seconded by G. Marshall*

That the Niagara Regional Housing Board of Directors approves the financial statement as at May 31, 2012.

CARRIED

4.2. New Development

Board members will be receiving invitations to three Ribbon Cutting Ceremonies this summer.

4.3. NRH Office Door

L. Beckwith noted that a new office door is being constructed outside the NRH boardroom to allow easier access for regional departments to the boardroom and meeting room.

L. Beckwith to look in the possibility of having the cost shared between NRH and Niagara Region.

Action by: L. Beckwith

4.4. Toronto Star Report

Board received a copy of an article published in the Toronto Star entitled "Regent Park revitalization: Has it created an 'us vs. them' dynamic?"

Regent Park was once a neighbourhood comprised entirely of social housing units but the recent regeneration has created a new, broader mix of market value, affordable and social housing stock.

The article reported on research done by Harvard sociologist William Julius Wilson which suggests that the revitalization as had a negative effect on the community networks which has led to increased crime and violence in the neighbourhood.

The general consensus of the Board was that the research wasn't broad enough and the conclusions were flawed as a result.

4.5. Presentation - Broadoak Video

Board members watched a video on the construction of the Broadoak project which emphasized all the energy efficient features used in the development.

Members thought that the video was very informative but that it was too technical. Knowing that it is intended for many different audiences it was recommended that speaker's notes be developed that would supplement the video for presentation to larger groups.

Alan King thanked board members for attending his farewell gathering and left the meeting at 11:00 A.M.

K. Chislett left the meeting at 11:00 A.M.

5. Closed Session – 11.00 A.M.

Moved by P. O'Neill

Seconded by S. Cordiner

That the NRH Board of Directors move into closed session to receive information of a confidential nature relating to labour relations or employee negotiations regarding 2012 Salary Adjustment and Non Union Group Benefits Change.

CARRIED

5.1. 2012 Salary Adjustment – Report IC 12-113-4.1.

Moved by T. Rigby

Seconded by S. Cordiner

That the NRH Board of Directors approves a 0% increase to NRH salary ranges and an up to 2% increase to move employees through their salary range based on performance.

CARRIED

5.2. Non Union Group Benefit Change – Report IC 12-113-4.2.

Moved by B. Baker

Seconded by C. Jolliffe

That the NRH Board of Directors approves the non-union group benefit changes describe in report 12-113-4.2, effective July 2012.

CARRIED

11:58 A.M.

Moved by B. Hannah

Seconded by T. Rigby

That the Niagara Regional Housing Board of Directors rise with report.

CARRIED

6. Committee Reports

6.1 Executive Committee, Karen Murray, Chair

Minutes of the May 25, 2012 meeting

6.2 Governance Committee

No minutes.

6.3 Investment Committee, H. D'Angela, Chair

No minutes.

6.4 Applicant/Tenant Appeals Committee

Minutes of the May 15 and 29, 2012 hearings provided for information.

6.5 Tender Awards Committee, A. King, Chair

No minutes.

6.6 Tenant Advisory Group, B. Hannah

No minutes of quarterly meeting.

6.7 Housing Provider Advisory Group, C. Jolliffe, Chair

No minutes

6.8 Community Advisory Group, B. Baker, Chair

No Minutes.

7. For Information

7.1 Action Items from Previous Meetings

8. Correspondence/Media

8.1. Niagara Renovates Program Fact Sheets:

- Homeowner Repairs and Accessibility Modifications
- Homeowner Secondary Suites

8.2. *\$9.9M affordable housing project for seniors*, [NIAGARA this WEEK.com](http://NIAGARA.thisWEEK.com), June 6, 2012

9. BREAK – Not required

10. Other Business

There was no other business.

11. Next Meeting

Friday, July 29, 2012 – Only if required

Friday, August 24, 2012 - 9:00 A.M.

NRH Board Room

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12. Adjournment

Motion to adjourn at 12:02 P.M.

Moved by T. Rigby

Seconded by K. Blackley

CARRIED

Minutes Approved:

Chair

Secretary